



**Snohomish County**

**Facilities & Fleet Management**  
*Courthouse Project*

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**Dave Somers**  
*County Executive*



## **Snohomish County Courthouse Renovation and Addition**

Project Status Report September 2019 Update

Financial Reporting through August 31, 2019

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## **Summary of Changes**

To present a more efficient and focused report, we have made some formatting changes while retaining the same basic content:

<b>Previous Format</b>	<b>Proposed New Format</b>
Scope (A. Executive Overview) B. Project Scope	Consolidated into Project Scope, page 3
Budget Status (A. Executive Overview)	Project Dashboard, page 1 <i>(actuals, % complete, allowance and contingency % spent)</i> Sales tax rate change is in Project Dashboard under <i>Risks &amp; Closely Monitored Issues</i>
Schedule Overview (A. Executive Overview)	Project Dashboard (schedule completion dates) Current Construction Progress, page 2 Upcoming Construction Activities, page 2
C. Budget Summary D. Approved Cost Events	Appendix A, Budget Status, format unchanged Appendix A, Budget Status, condensed to previous 60 days
E. Contingency Status	Project Dashboard
F. Pending Budget and Schedule Changes	Pending Changes, page 3
G. Risk Management / Current Issues	Project Dashboard
H. Schedule	Appendix B
Progress Photos	Appendix C

## PROJECT DASHBOARD

### Budget Status Summary

	Project As Approved 07/30/2018	Expended To Date 8/31/2019	Percentage Complete
<b>Total Project Budget *</b>	\$76,138,353	\$33,722,094	44.31%
<b>Contingencies &amp; Allowances **</b>	\$3,448,563	\$565,453	16.3%
<b>Project Duration</b>	136 weeks	57 weeks	41.91%

#### NOTES:

\* Per scope approved by Council 7/30/2018, including removal of the Art Allowance. Scope remains unchanged from that which Council approved.

\*\* Contingencies and allowances are included in the Total Project Budget.

### Schedule Status Summary

<b>Council Approval / Notice To Proceed</b>	07/30/2018
<b>Phase 1 Completion</b>	03/12/2020
<b>Phase 2 Substantial Completion</b>	03/04/2021
<b>Schedule Extensions To Date:</b>	<i>no direct cost</i>
<ul style="list-style-type: none"> <li>Local 302 strike, August 2018.</li> <li>Removal of additional contaminated soils and buried remnants of old County Detention Home.</li> <li>February 2019 snowstorms and their impacts upon concrete delivery and subsequent trades' activities.</li> </ul>	

### Risks & Closely Monitored Issues

- Potential for undiscovered conditions inside and outside the Courthouse.
- Minimizing disruptions to Superior and District Courts' operations. Communications between Courts and construction field supervision is frequent and well-managed.
- Site Security: Securing and safeguarding tools / materials, controlling access to construction areas.
- Maintaining accessible walking routes for sight-impaired pedestrians.
- Additional taxes related to the April 1, 2019 rate change, projected to be as much as \$65,200:
  - on construction costs, ~\$54,000.
  - on owner-direct work/soft costs, \$2,100.
  - on contingency, \$9,100.

### Owner Contingency Usage

DAC	Description	Spend to Date	Balance
6005	Original Balance	(\$0)	\$2,207,087
6005	Oct 2018 Usage	(\$144,807)	\$2,351,894
6005	Nov 2018 Usage	\$0	\$2,351,894
6005	Dec 2018 Usage	(\$39,558)	\$2,391,452
6005	Jan 2019 Usage	\$154,583	\$2,236,869
6005	Feb 2019 Usage	\$61,041	\$2,175,828
6005	March 2019 Usage	\$0	\$2,175,828
4118	April 2019 Usage	\$74,675	\$2,101,153
6005	May 2019 Usage	\$197,522	\$1,952,903
6005	June 2019 Usage	\$65,007	\$1,887,896
6005	Aug 2019 Usage	(\$10,228)	\$1,887,896
	<b>Total:</b>	<b>\$308,963</b>	<b>\$1,898,124</b>

### Hoffman Contingency Usage

DAC	Description	Spend to Date	Balance
6005	Original Balance		\$1,276,929
6005	Jan 2019 Usage	\$655	\$1,276,274
6005	March 2019 Usage	\$13,339	\$1,262,935
6005	May 2019 Usage	\$11,239	\$1,251,696
6005	June 2019 Usage	\$0	\$1,251,696
6005	July 2019 Usage	\$0	\$1,251,696
6005	Aug 2019 Usage	\$0	\$1,251,696
	<b>Total:</b>	<b>\$25,233</b>	<b>\$1,251,696</b>

### Hoffman Allowance Usage

DAC	Allowance Description	Spend to Date (Running Subtotals)	Balance
6005	Addendum 4 not incorporated into bids	\$150,000	\$0
6005	Replace existing faulty piping	(\$0)	\$25,000
6005	Remove/reinstall items to facilitate work	(\$0)	\$100,000
6005	MEP temp workarounds not identified	\$70,246	\$59,754
6005	Non-backchargeable trade damage	(\$0)	\$70,000
6005	Selective OT to maintain schedule	(\$0)	\$40,000
6005	Allowance – Existing slab patching/infill not shown	(\$0)	\$15,000
	<b>Total:</b>	<b>\$231,257</b>	<b>\$298,743</b>

## Current Construction Progress

since last report

- Continuing MEP in the addition:
  - Overhead connections on Level 5.
  - In-wall connections on Levels 4 and 5.
- Continuing to install the addition's curtainwall and roof membrane.
  - Completed glass installation on the addition west elevation.
  - Completed weather and air barrier on the east and north sides.
- Installation of the addition elevator rail support plates.
- Interior framing in the addition at Level 5.
- Interior framing in the Courthouse basement.
- Connecting to, and powering, the rooftop HVAC units.
- Framed and sheet-rocked the addition's elevator core.
- Completed renovations in one Superior Court courtroom.
- Installing flooring in the basement renovation areas.
- Installed toilet fixtures and stall partitions in the new restroom core.
- Began framing the underside of the lower canopy over the addition entrance.
- Built temporary enclosures for the addition elevator stops, in preparation for elevator car construction.

## Upcoming Construction Activities

October 2019

Hoffman is actively working on:

- Completing MEP in the addition:
  - Feeds and conduit runs to the electrical and intermediate distribution (IDF) rooms.
  - Wiring to HVAC units.
- Completing the building's curtainwall glass.
- Elevator car delivery and construction, starting mid- to late-October and finishing in January 2020.
- Completing exterior framing at the lower canopy and at connections to the existing Courthouse.
- Connecting to, and powering, the rooftop HVAC units.
- Installing structural elements in and around one Superior Court courtroom.
- Completing the permanent roofing system.
- Installing ceilings in the addition.
- Painting walls in the addition.
- Installing ceilings in the basement renovation areas.
- Completing the new restroom stack.

## Project Scope

This project will occur in two phases:

- Phase 1, currently under way, will be completed in early 2020.
  - New entry tower to the existing 1967 courthouse, to help right-size the building for the County's needs.
  - Seismic bracing for the existing courthouse via the addition (entry tower).
  - New jury assembly room, new accessible elevators, and a new public entry within the addition.
  - New, accessible restroom core within the existing courthouse.
- Phase 2 will begin in early 2020 and finish in early 2021.
  - Renovate the existing courthouse, to provide at least one accessible courtroom on each floor.
  - Seismic bracing via a shear wall on the building's south face.
  - Free up space within the existing courthouse for the limited provision of those separated circulations—public, private/staff, and secure/in-custody—which conform to modern courthouse operating practices.
  - Free up enough space within the existing courthouse to provide a permanent home for an existing superior court judicial seat.
- During both phases, as portions of the existing courthouse become available:
  - Remodel of selected Superior and District Court courtrooms.
  - Refurbish the existing public elevators.

## Pending Changes

- Scope remains unchanged from that which was approved by the County Council on July 30, 2018.
- Schedule finish dates reflect the schedule extensions resulting from:
  - Western Washington Heavy Equipment Operators Local 302 strike
  - Delays Hoffman Construction experienced when removing contaminated soils and the buried remnants of the Snohomish County Detention Home.
  - Delays resulting from the February 2019 snowstorms.
    - Hoffman and the County have agreed to extend the schedule by 17 non-compensable working days.
    - Delayed concrete pours affected other trades whose work followed, creating a schedule impact beyond the days for which the jobsite closed due to inclement weather.
  - These schedule extensions do not carry any direct costs.
- Revisions pending contract amendments:
  - Hoffman Change Order No. 9, which is a net increase of \$5,739.
- The project team is reviewing several changes requested by Hoffman and Performance Abatement:
  - Revisions to basement opening support steel
  - Revisions to Won Doors
  - Elevator pit ladders
  - Switchgear room doors
  - Structural steel coordination issues
  - Urinal mounting heights

## Communications

Courthouse Project Team members have worked with building users, the Courthouse Security Unit, and the Executive's Communications Office since mid-May 2018 to alert staff and public to the start and impacts of construction.

Methods of communication include:

- Weekly project update for building users and representatives of the Council and Executive's Office.
- Public Website:  
<https://snohomishcountywa.gov/4094/Campus-Courthouse>
- Countywide Pride articles.
- All Hands emails from Facilities.
- Slideshows on elevator lobby monitors in the administration buildings.
- Temporary signage on Campus and inside the Courthouse.
- Public and Staff Notices, posted to the website or attached to internal emails.
- Meetings with key building user groups to plan office moves for Phase 2.

The Project Team will continue to keep the public and County staff informed of major activities. Furthermore, in addition to the Council archiving this series of Council updates to Granicus, we are also distributing them via email to key building tenant contacts and archiving them to the project's public website.

## Appendix A: Budget Status

The budget status for the project is shown in the chart on the following pages. Costs and budgets are through the end of August 2019.

Items of note:

1. The tan-highlighted rows under *GCCM Costs* and *Project Soft Costs / Owner Direct* work represent the approved change orders which, at this stage of the project, are now appearing on subcontractor billing and are included in the *GCCM Direct Costs*. Out of due diligence, as of the May 2019 project status report, we have started tracking billing progress against each approved change order to date.
2. The tan-highlighted row for *Remaining Owner Project Contingency* corresponds to the approved change orders and the contingency status in Sections D and E.
3. The yellow-highlighted rows represent a change in tracking expenditures to date, as building commissioning services are being provided under the supervision of the GCCM compliance and project and construction management consultant. The *Expenditures To Date* and *Forecast To Complete* columns reflect this.

DAC	Category / Description	Budget	Expenditures To Date	Forecast To Complete
<b>GCCM Costs</b>				
<b>DAC</b>	<b>GCCM Direct Costs</b>			
6005	Concrete   Interwest	\$ 4,490,500	\$ 3,969,759	
6005	Masonry   Henson	\$ 220,160	\$ 44,100	
6005	Exterior Stone Cladding   Western Tile	\$ 122,515	\$ 122,515	
6005	Structural Steel Framing   Steelkor	\$ 1,592,304	\$ 1,582,972	
6005	Decorative Metal   McClean	\$ 212,308	\$ -	
6005	Finish Carpentry & Millwork   Artec	\$ 609,449	\$ 17,928	
6005	Waterproofing   Milwaukie Floors	\$ 43,100	\$ 42,532	
6005	Membrane Roofing   Snyder	\$ 421,450	\$ -	
6005	Architectural Sheetmetal   Kenco	\$ 1,406,415	\$ 151,440	
6005	Doors, Frames & Hardware   Builders Hardware	\$ 364,625	\$ -	
6005	Overhead Coiling Grilles   Zesbaugh	\$ 13,463	\$ -	
6005	Folding Doors   Won-Door	\$ 150,848	\$ -	
6005	Aluminum Storefronts & Glazing	\$ 1,596,784	\$ 570,402	
6005	Gypsum Board Assemblies & Ceilings   Alliance	\$ 3,961,904	\$ 1,054,786	
6005	Tiling   Division 9	\$ 583,637	\$ 89,040	
6005	Resilient Flooring & Carpet   Division 9	\$ 587,607	\$ 105,240	
6005	Fabric Wrapped Panels   Architectures	\$ 35,000	\$ -	
6005	Painting and Intumescent Coating   NW Complete	\$ 307,207	\$ 29,502	
6005	Signage   Sign Wizards	\$ 18,524	\$ -	
6005	Toilet Compartments   Barclay Dean	\$ 74,509	\$ -	
6005	Toilet and Bath Accessories   Barclay Dean	\$ 52,166	\$ 6,334	
6005	Fire Protective Smoke Curtains   Interior Tech	\$ 78,869	\$ 7,780	
6005	Security/Detention Equipment   CML Security	\$ 156,745	\$ 37,972	
6005	Window Washing Equipment   Steelkor	\$ 66,089	\$ 62,784	
6005	Window Treatments   Iris	\$ 112,776	\$ -	
6005	Elevators   Kone	\$ 2,872,300	\$ 317,110	
6005	Mechanical   Holaday-Parks	\$ 7,756,887	\$ 3,136,617	
6005	Electrical   VECA	\$ 8,930,683	\$ 2,664,491	
6005	Earthwork, Site Demo & Utilities   Interwest	\$ 679,053	\$ 678,104	
6005	Site Concrete   MidMountain	\$ 785,000	\$ 313,072	
6005	Fences & Gates   Secure-A-Site	\$ 23,175	\$ 647	
6005	Irrigation and Planting   A-1 Landscape	\$ 612,434	\$ -	
6005	Direct Costs Subtotal:	\$ 38,938,486.00	\$ 15,005,128	
6005	Provisional Sums / Allowances / Phasing	\$ 380,000	\$ 72,580	
6005	Design Contingency	\$ 150,000	\$ -	
6005	Negotiated Support Services	\$ 3,095,813	\$ 675,277	
6005	Risk Contingency at 3%	\$ 1,276,929	\$ 14,031	
6005	NSS, Bonding, Insurance, Contingencies Subtotal:	\$ 4,902,742	\$ 761,888	
6005	<b>Max Allowable Const Contract (MACC):</b>	<b>\$ 43,841,228</b>	<b>\$ 15,767,016</b>	<b>\$ 28,074,212</b>
	<b>GCCM General Conditions and Fee</b>		\$ -	
6005	GCCM Specified General Conditions	\$ 2,565,843	\$ 1,147,047	\$ 1,418,796
6005	GCCM Fee @ 6.2% (incl credit from Hoffman of \$243,821)	\$ 2,474,335	\$ 902,375	\$ 1,571,960
6005	GCCM General Conditions and Fee Subtotal:	\$ 5,040,178	\$ 2,049,422	\$ 2,990,756
6005	Hoffman Construction (HCC) Change Order 1	(\$144,807)	(\$144,807)	(\$0)
6005	Hoffman Construction (HCC) Change Order 2	(\$39,558)	(\$39,558)	\$0
6005	Hoffman Construction (HCC) Change Order 3	\$154,583	\$46,099	\$108,484
6005	Hoffman Construction (HCC) Change Order 4	\$61,041	\$27,609	\$33,432
6005	Hoffman Construction (HCC) Change Order 5	\$172,886	\$143,490	\$29,396
6005	Hoffman Construction (HCC) Change Order 6	(\$24,636)	(\$24,636)	\$0
6005	Hoffman Construction (HCC) Change Order 7	\$65,007	\$56,420	\$8,587
6005	Hoffman Construction (HCC) Change Order 8	(\$10,228)	\$0	(\$10,228)
6005	<b>MACC + GCCM General Conditions and Fee</b>	<b>\$49,115,694</b>	<b>\$ 17,816,438</b>	<b>\$ 31,299,256</b>
6004	<b>GCCM Preconstruction Services</b>			
6004	GCCM Preconstruction Services	\$ 1,264,527	\$ 1,015,306	\$ 249,221
6004	Chiller Work Performed under Preconstruction	\$ 319,133	\$ 295,313	\$ 23,820
6005	GCCM Preconstruction Services Subtotal:	\$ 1,583,660	\$ 1,310,619	\$ 273,041
6005	<b>Total Construction Cost (TCC):</b>	<b>\$ 50,699,354</b>	<b>\$ 19,127,057</b>	<b>\$ 31,572,297</b>
6005	State Sales Tax on TCC:	\$ 4,895,111	\$ 1,884,382	\$ 3,094,085
6005	<b>Total Construction Cost + Sales Tax:</b>	<b>\$ 55,594,465</b>	<b>\$ 21,011,439</b>	<b>\$ 34,666,382</b>



DAC	Category / Description	Budget	Expenditures To Date	Forecast To Complete
<b>Project Soft Costs / Owner-direct Work</b>				
<b>DAC</b>	<b>Owner Direct Work</b>		\$ -	
1011	Regular Salaries	\$ 646,080	\$ 462,318	\$ 183,762
2013	Personnel Benefits	\$ 223,188	\$ 164,040	\$ 59,149
3110	Miscellaneous Supplies	\$ 10,000	\$ 5,223	\$ 7,529
4101	Professional Services	\$ 20,000	\$ 16,798	\$ -
4901	CH Project Misc	\$ 109,131	\$ 106,413	\$ 12,500
6000	Capital Costs	\$ 295,313	\$ 295,313	\$ -
4601	OCIP Program / Builder's Risk	\$ 788,901	\$ 788,901	\$ -
9125	Interfund Security (Fire Watch in Tunnel)	\$ 32,267	\$ 22,331	\$ 26,000
9511	Interfund Space Rent	\$ 171,391	\$ 170,115	\$ -
9516	Interfund Energy Office	\$ 1,923	\$ 1,918	\$ -
9905	Interfund Training	\$ 879	\$ 876	\$ -
6001	Utility Work - Design & Construction	\$ 72,870	\$ 56,021	\$ 16,848
6011	Property Acquisition	\$ 448	\$ 448	\$ -
5102	City of Everett Fees	\$ 175,000	\$ 164,616	\$ 10,384
3101	Artwork Allowance	\$ -	\$ -	\$ -
3109	Technology Equipment <5k	\$ 205,000	\$ -	\$ 205,000
6411	Technology Equipment >5k	\$ 55,000	\$ -	\$ 55,000
3103	Signage / Wayfinding Fabrication & Install	\$ 150,000	\$ -	\$ 150,000
3104	Furniture Fixtures & Equipment <5k	\$ 456,541	\$ 262,832	\$ 193,709
6003	Furniture Fixtures & Equipment >5k	\$ 192,524	\$ -	\$ 192,524
4902	Moves / Staff Relocations / TTs	\$ 718,719	\$ 636,609	\$ 82,110
4102	AE Programming, Site Options, SD	\$ 1,321,900	\$ 1,321,900	\$ -
4103	AE DD through PC	\$ 3,968,460	\$ 3,415,723	\$ 552,736
6596	Siemens Security & Access Control	\$ 503,084	\$ 405,543	\$ 97,541
3111	Exterior Canopy / Pedestrian Platform Allowance	\$ 50,000	\$ 44,374	\$ 5,626
6597	1x1 Ceiling Tile Replacement Allowance	\$ 25,000	\$ -	\$ -
4109	GCCM Compliance / PMCM / VE / Estimating / Auditing	\$ 2,304,860	\$ 1,522,632	\$ 992,228
4114	Commissioning	\$ 210,000	\$ -	\$ -
4118	Hazardous Materials Abatement & Demo	\$ 4,679,585	\$ 2,015,282	\$ 2,664,303
4118	Performance Abatement (PAS) Change Order 1	\$ 74,675	\$ 74,675	\$ 0
4119	Hazardous Material Inspection / Reports	\$ 780,329	\$ 521,261	\$ 259,068
4818	Haz Mat Abatement-Labor	\$ 17,698	\$ 15,777	\$ -
4121	Security Consulting	\$ -	\$ -	\$ -
4122	Testing / Special Inspection	\$ 325,000	\$ 180,090	\$ 144,910
4123	Survey Work	\$ 40,000	\$ 31,058	\$ 8,942
4124	Traffic Consulting	\$ 5,000	\$ 4,149	\$ -
	<b>Owner Work Subtotal:</b>	<b>\$ 18,645,765</b>	<b>\$ 12,710,655</b>	<b>\$ 5,931,451</b>
	<b>Remaining Owner Project Contingency</b>	<b>\$1,898,124</b>		<b>\$1,898,124</b>
	<b>Subtotal Soft Costs:</b>	<b>\$ 20,543,889</b>	<b>\$ 12,710,655</b>	<b>\$ 7,829,575</b>
	<b>Total Project Estimate to Complete:</b>	<b>\$ 76,138,353</b>	<b>\$ 33,722,094</b>	<b>\$ 42,495,957</b>

\$ 71,915,886

Total Budget Approved by Council on July 30, 2018: \$ 76,579,770

Art Allowance Reduction: \$ (441,417)

TOTAL APPROVED BUDGET: \$ 76,138,353

(Over) / Under Budget: \$0

**Cost Events Approved Within The Past 60 Days**

6005	HCC & PAS	Balance Forward: Previous Months	\$ 254,184
6005	HCC	CE140 - RFI 30.1 Elevator Pit Waterproofing	\$ 5,262
6005	HCC	CE206 - RFI239.1 Enclose Drain in Law Library	\$ 906
6005	HCC	CE207 - RFI 246 Hardware Changes at Door 051B	\$ 998
6005	HCC	CE220 - RFI 232 Mechanical Shafts in Electrical Rooms	\$ (10,253)
6005	HCC	CE223 - RFI 269 Drain at old Morgue	\$ 1,124
6005	HCC	CE247 - ASI 39 Move door 120 in Basement	\$ 6,499
6005	HCC	CE274 - Quiet Time during Memorial Ceremony	\$ 4,806
6005	HCC	CE231 - ASI 37 Roof Tie Off Steel	\$ 21,221
6005	HCC	CE145 - RFI 97 Deleted Floor Drains	\$ (570)
6005	HCC	CE248 - ASI 40	\$ 2,561
6005	HCC	CE232 - ASI 33 Entry Support Steel	\$ 17,718
6005	HCC	CE162 - ASI 16 Remove AC from Electrical Rooms	\$ (4,334)
6005	HCC	CE212 - RFI 227 Changes to Rooftop Eyebrow steel	\$ 1,768
6005	HCC	CE233 - RFI 197.1 Wingwall Support	\$ 17,301
6005	HCC	CE140 – RFI 30.1 Adjustment from CO #7	\$ (760)
6005	HCC	CE214 – RFI 234.1 Morgue Wall Revisions	\$ (26,194)
6005	HCC	CE218 – RFI 262 Eternal Flame Footing Revision	\$ 1,784
6005	HCC	CE221 – RFI 248 Infill Existing Basement Wall	\$ 1,367
6005	HCC	CE224 – RFI 237 Remove Standpipe	\$ 11,431
6005	HCC	CE228 – ASI 12.2	\$ 2,144
		<b>Total:</b>	<b>\$ 308,963</b>

## **Appendix B: Schedule**

Planned activities for the next 6 weeks. Activities marked with an “A” (for actualized) are in progress.

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**Print Date:** 02-Oct-19  
**Data Date:** 01-Oct-19









## **Appendix C: Photos of Progress Since Previous Report**



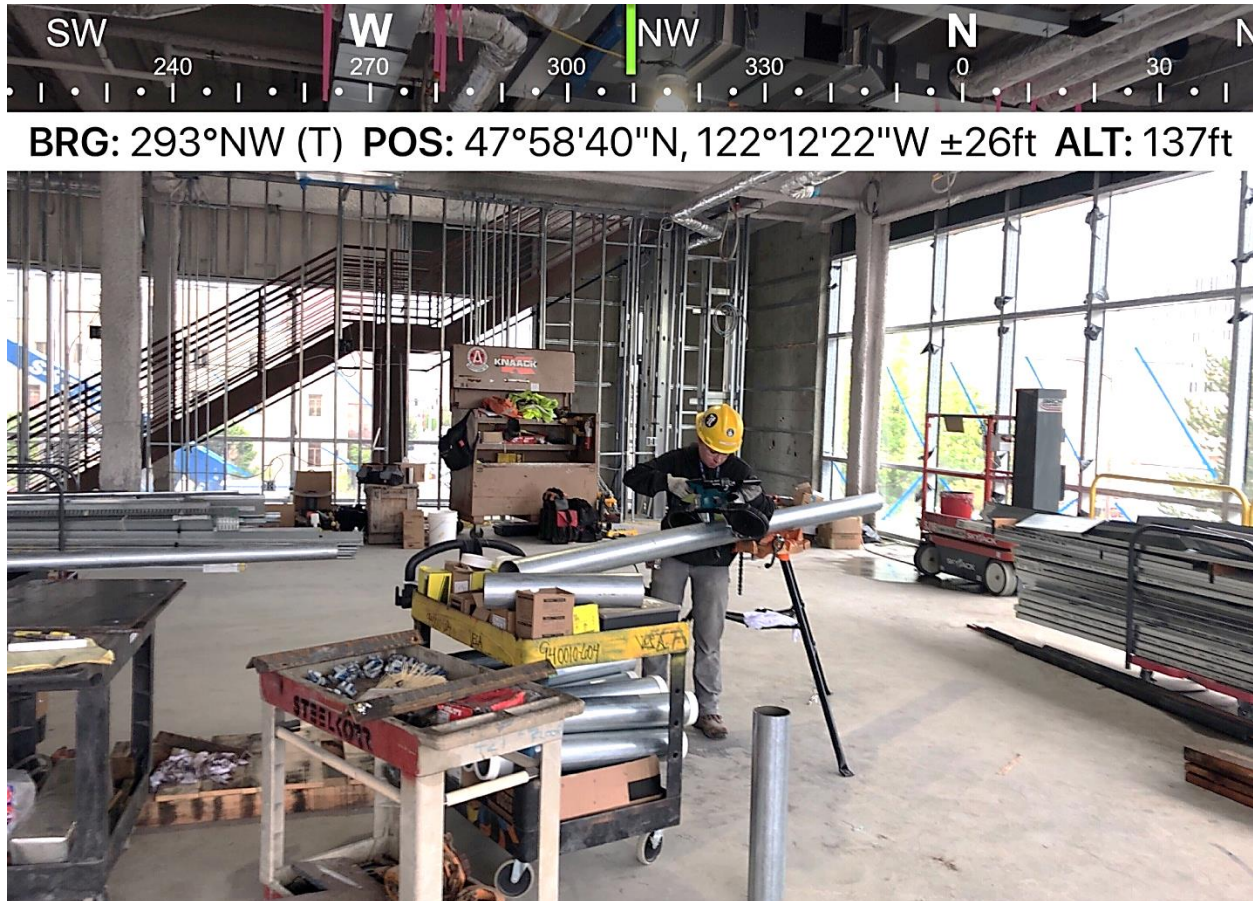


*Addition West Elevation on 09.23.2019.*



*Addition West Elevation on 10.07.2019.*





*Electrician cutting conduit pipe on Addition Level 1, 09.23.2019.*



*Electrician installing that same conduit pipe in the basement between the Addition and existing Courthouse, 09.23.2019.*





**BRG: 96°E (T) POS: 47°58'40"N, 122°12'22"W ±52ft ALT: 134ft**



*Elevator lobby on Addition Level 3, typical of elevator core progress as of 09.23.2019.*



*Elevator lobby on Addition Level 3, including temporary enclosures at the elevator openings and temporary door at the electrical room (right), typical of elevator core progress as of 10.07.2019.*



*Courthouse north face and Addition east face, including Addition stair tower and elevator core, as of 10.07.2019.*